



106 Acres/42.8 Hectares

Frontage on Ronald W. Reagan Blvd.
(Parmer Lane)

Available Utilities

Greenfield

Zoning Future Mixed-Use Commercial

Mr. Barney J. (B. J.) Hogan
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Property				
Total Acreage: 106 acres/42.8 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. Q	
Location				
City: Leander			County: Williamson	
Address/Directions: 7650 RR 2243, Leander TX 78641, www.wcad.org tax id#: R032110 R-17-W028-7000-0001-0003				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.1 miles/1.8 km east of US 183-A			Type of Zoning: Future Mixed-Use Commercial	
Distance to Interstate Highways: 7.7 miles/12.4 kilometers				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 2,900 x 3,100 feet/884 x 945 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Eckrant-Georgetown: very shallow to moderately deep, calcareous and non-calcareous, stony, cobbly, and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: 3 miles/4.8 km			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Water-well, septic tanks	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Not Applicable	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 2 & 4 inch/5.1 & 10.2 cm 2.5 miles/4 km west Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm 2.5 miles/4 km west
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. B. J. Hogan	Phone: (512) 260-7380	Facs: (512) 260-7925	Email: barney.hogan@sbcglobe.net	Web Site: Not Applicable
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: Roughly 2,900 feet/884 meters of existing and realigned FM 2243 and an additional 800 feet/244 meters of Ronald W. Reagan Blvd. (Parmer Lane) frontage. Topography, views and trees make for a very developable property.				